

**THE METROPOLITAN DISTRICT COMMISSION
DISTRICT BOARD
SPECIAL MEETING**

555 Main Street
Hartford, Connecticut 06103
Monday, March 2, 2026

PRESENT: Commissioners Andrew Adil, John Avedisian, John Bazzano, Alberto Cortes, William DiBella, John Gale, Peter Gardow, James Healy, Gary Johnson, Diane Lewis, Jacqueline Mandyck, Dominic Pane, Alvin Taylor, Chris Tierinni, Edwin Vargas, James Woulfe and District Chairman Donald Currey (17)

REMOTE ATTENDANCE: Commissioners Kyle Anderson, Dimple Desai, Byron Lester, Maureen Magnan, and Pasquale J. Salemi (5)

ABSENT: Commissioners Avery Buell, Richard Bush, David Drake, Joan Gentile, Christian Hoheb, Mary LaChance, Michael Maniscalco, Bhupen Patel, Calixto Torres and New Britain Special Representative Michael Carrier (10)

ALSO PRESENT: Scott W. Jellison, Chief Executive Officer
Christopher Stone, District Counsel
John S. Mirtle, District Clerk
Kelly Shane, Chief Administrative Officer
Christopher Levesque, Chief Operating Officer
Jonathan Perugini, Chief Financial Officer/ Director of Finance
Jamie Harlow, Director of Human Resources (Remote Attendance)
Sue Negrelli, Director of Engineering
Dave Ruty, Director of Operations
Robert Schwarm, Director of Information Systems
Tom Tyler, Director of Facilities
Jason Waterbury, Assistant Manager of Engineering
Victoria Escoriza, Assistant Administrative Officer and Special Assistant
Nick Salemi, Communications Administrator
Julie Price, Executive Assistant
Elizabeth Tavelli, Independent Consumer Advocate

CALL TO ORDER

Chairman Currey called the meeting to order at 5:36 PM

ROLL CALL AND QUORUM

The District Clerk called the roll and informed the Chairman that a quorum of the Commission was present, and the meeting was declared a legal meeting of the District Board of The Metropolitan District of Hartford County, Connecticut.

PLEDGE OF ALLEGIANCE

Those in attendance stood and recited the Pledge of Allegiance.

APPROVAL OF MINUTES OF FEBRUARY 10, 2026

On motion made by Commissioner Cortes and duly seconded, the meeting minutes of February 10, 2026 were approved.

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

No one from the public appeared to be heard.

INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS

Independent Consumer Advocate Elizabeth Tavelli did not have any comments relative to agenda items.

REPORT FROM DISTRICT CHAIRMAN

District Chairman Currey congratulated Commissioner Pane for being elected Chairman of Water Bureau, and congratulated Commissioner Gale for being elected as Vice Chairman of Water Bureau.

REPORT FROM CHIEF EXECUTIVE OFFICER

Chief Executive Officer Scott Jellison provided a presentation regarding stormwater. He stated that the MDC plans to have a meeting about stormwater authority, similar to one that took place in May 2024 where all member towns were invited. He also stated that the MDC plans to have an upcoming meeting with member towns, commissioners and town engineers to explain the equivalent inflow removal rate (EIRR) rate and impact.

REPORT FROM DISTRICT COUNSEL

District Counsel Stone did not provide a report.

**ENCROACHMENT AGREEMENT – FARMINGTON WOODS DISTRICT
43 HERITAGE DRIVE, AVON**

To: District Board

March 2, 2026

From: Water Bureau

In a letter dated December 16, 2025, Joseph J. Samolis, General Manger, for the Farmington Woods District/ Farmington Woods Master Association (“Farmington Woods” or “FWD”) the current owners of 43 Heritage Drive in Avon (the “Property”), has requested permission from The Metropolitan District (“MDC” or “District”) to encroach on the MDC’s existing Nepaug Pipe Lines one-hundred-foot-wide (100’) easement or right-of way, containing an existing cast-iron 42-inch raw water supply line and an existing reinforced concrete 36-inch raw water supply line, situated on the Property (the “ROW”) for the purpose of replacing and installing irrigation improvements for and in connection with existing golf course, as shown on the attached map (the “Map”).

The proposed scope of work entails: (i) conducting an initial survey within the ROW utilizing various non-excavation techniques including Ground Penetrating Radar and other noninvasive metal detecting equipment to determine the location and depth of existing irrigation pipelining and MDC raw water supply lines; (ii) installing new HDPE irrigation system piping, communication cables, and appurtenances including sprinkler heads, valves and fittings of various types and sizes including 1-1/2”, 2”, 3”, 4” and 6”; and (iii) installing surface restoration consisting of landscaping including shrubs and grass within the ROW as shown on the Map (collectively, the “Improvements”). Proposed work will impact up to 20 locations within the ROW that impacts an area approximately 5.2 acres in size. Any existing irrigation lines and appurtenances that will not be used as part of this project will be drained, removed or abandoned in place. New irrigation piping will be buried no more than 24-inches deep.

The proposed lines will be installed above the MDC’s existing forty two-inch (“42”) and thirty six-inch (“36”) pipelines and its appurtenances situated within the ROW (collectively, the “Mains”) with a minimum of one foot (1’) of vertical clearance between such Mains and such appurtenances, and proposed grades will not impede access to these Mains. Existing Mains were built in 1914 and 1942, respectively, and the ROW was acquired by the MDC and filed on the land records of the Town of Avon in Volume 13 at Page 431 and in the Town of Farmington land records in Volume 8 at Page 344.

MDC staff has concluded that the Improvements will not be a detriment to the District’s Mains as a result.

Farmington Woods has agreed to the following conditions in order to satisfy the District’s concerns for protection of these Mains and to maintain accessibility along the length of the ROW:

1. Care must be taken during the performance of work for the Improvements or any maintenance, repair or replacement of the same not to disturb existing Mains. All heavy construction equipment must be located outside of the limits of the ROW when not in use. Any earth moving equipment that will be utilized on the ROW over and adjacent to these Mains shall be reviewed and approved by District staff prior to mobilization to the site. Any damage to these Mains caused by any construction, maintenance, repair, replacement or associated activities by or on behalf of Farmington Woods for or in

connection with the Improvements within this ROW shall be the responsibility of Farmington Woods.

2. No additional permanent improvements, other than the proposed Improvements, shall be located within this ROW.
3. The District shall not be held liable for any damage caused to any structure listed above, located within or adjacent to the ROW in the event of an emergency supply line repair. The District will make every effort feasible to minimize damage to these structures; however, the cost of repairs to such structures shall be the responsibility of Farmington Woods or the property owner at the time.
4. The District reserves the right to remove Improvements within this ROW at any time if so required for installation, maintenance, repair, or replacement of existing supply lines or any part thereof. Farmington Woods or the property owner at the time shall bear any additional maintenance, repair or replacement costs necessitated by the presence of Improvements within this ROW, including any such costs incurred by the District.
5. An MDC inspector must be on the job site whenever work is being performed within the ROW, and Farmington Woods shall be responsible for the cost and expense of such inspector. Any construction of the Improvements as well as any subsequent construction, maintenance, repair or replacement of the Improvements shall conform to District standards, and forty-eight (48) hours advance notice must be given to the District prior to commencing any such activities within the ROW.
6. Farmington Woods shall at all times indemnify, defend and save harmless the District, any municipality included therein, and the State of Connecticut for any damages caused to the Row or the MDC infrastructure located or to be located therein, resulting from the installation, operation, repair, maintenance, or replacement of the irrigation system and the Encroachment Agreement, and shall maintain the District's standard form of requisite insurance as stipulated in the MDC's most current Guidance Manual for Developers' Permit Agreements, which insurance shall remain in force and effect during the performance of any work, including but not limited to the installation, operation, repair, maintenance, or replacement of the Improvements within the ROW.
7. Farmington Woods shall be responsible for obtaining any and all federal, state, or local approvals necessary for installing the Improvements, including but not limited to the removal and construction of the same.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between Farmington Woods and MDC and consistent with current practice involving similar requests, and filed on the Town land records of Avon and Farmington.

At a meeting of the Water Bureau on March 2, 2026 it was:

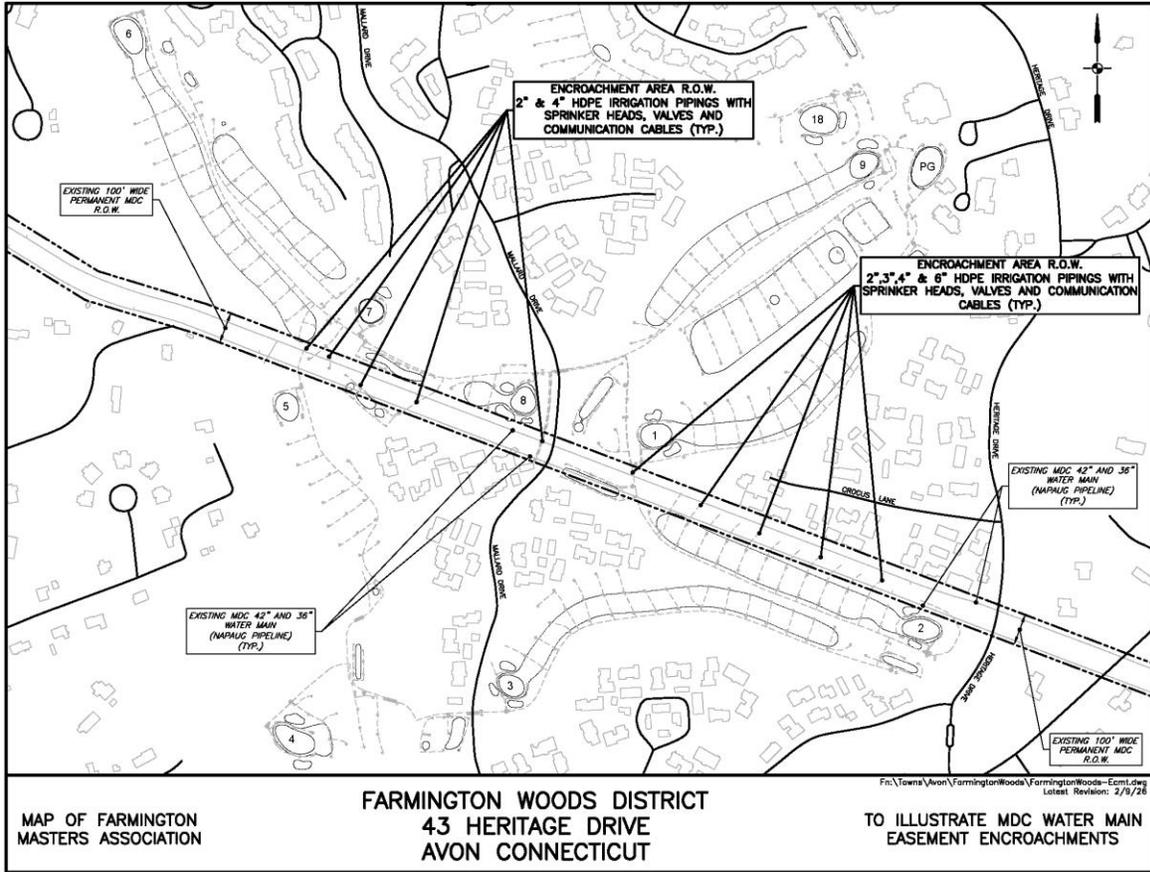
VOTED: That the Water Bureau recommends to the District Board passage of the following resolution:

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, incorporating the terms and conditions set forth above, and subject to approval of form and content by District Counsel, granting permission to Farmington Woods to encroach upon both MDC existing one hundred-foot-wide (100') Mains ROW situated on the Property in order to: (i) perform the work of the Improvements in connection with the planned repairs to the Property as shown on plans submitted by TPC Turf Products, entitled, "Replacement of Farmington Woods Golf Course Irrigation System", Sheets IR-1, IR-2, and IR-3, Farmington Woods Avon, Connecticut, and (ii) maintain, repair and replace such Improvements, provided that: (a) the District shall not be held liable for any cost or damage of any kind and be indemnified from any claims from the present and in the following years as a result of any encroachment authorized hereby, (b) Farmington Woods shall obtain all required approvals and reimburse MDC for any attorney fees and other costs incurred by MDC in enforcing the encroachment agreement, and (c) such agreement shall not be effective until fully executed by the District and Farmington Woods, and recorded on the Town Land Record of the of Avon and Farmington. In the event that such full execution and recording does not occur within four (4) months of the date this resolution is passed by the District Board, then such resolution shall be null and void, and of no further force and effect.

Respectfully submitted,



John S. Mirtle
District Clerk



FARMINGTON
Woods DISTRICT

200 Byron Drive • Avon CT 06001
Mailing address:
P.O. Box 279 • Unionville, CT 06085
Tel: 860-673-6193 • Fax: 860-675-6156
www.farmingtonwoods.com

December 16, 2025

Michael Curley
Manager of Technical Services
Engineering and Planning
MDC
555 Main Street, PO BOX 800
Hartford, CT 06142-0800

Dear Mr. Curley,

The Farmington Woods District (FWD), a Quasi-Municipal Special Taxing District located in Farmington and Avon, Connecticut, is preparing to replace its current Golf Course Irrigation System. Our current irrigation system is original to the course and in desperate need of replacement.

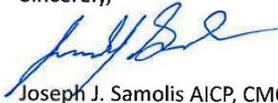
To facilitate this new irrigation system, FWD proposes to encroach upon the existing MDC easement in locations where our irrigation is currently located within the easements. We will use Ground Penetrating Radar (GPR) and metal detecting to find our existing lines within the easement and assess replacing the existing water lines with new piping and communication cables (See attachments). The proposed new mainline piping will be not be more than 24 inches below the finished grade. There are no known conflicts with MDC or other utilities within the easement area. Impacts to the easement area will be minimal, and the site will be restored to its original condition.

We anticipate starting this project at the beginning of March, with an expected completion by the end of July.

Please find attached our detailed drawings and additional schematics to help delineate the areas of encroachment. Further survey and engineering drawings are being completed at the time of this application and will be forwarded immediately once received.

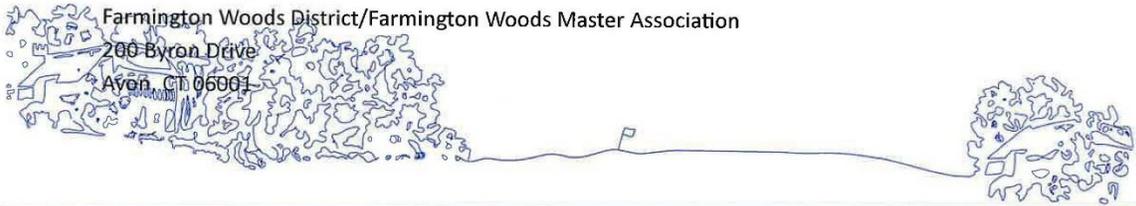
Please do not hesitate to contact me if you need additional information. We would like to thank the MDC for considering this vital request to our community. Please do not hesitate to contact me if you have additional questions or requirements.

Sincerely,



Joseph J. Samolis AICP, CMCA
General Manager

Farmington Woods District/Farmington Woods Master Association
200 Byron Drive
Avon, CT 06001



On motion made by Commissioner Pane and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

WATER BUREAU
CUSTOMER ASSISTANCE GRANTS ADMINISTERED BY OPERATION FUEL

To: District Board

March 2, 2026

From: Water Bureau

In March 2018, the District Board created a Customer Assistance Program to be administered by Operation Fuel to provide customers with assistance to pay delinquent water bills. The Customer Assistance Program has provided grants towards many customers' water bills since its creation. Eligibility guidelines and criteria were last updated on December 9, 2024. A contract modification will be executed to extend the term of the agreement and update the company name because Operation Fuel now does business as "Generation Power CT." Staff is recommending one clarification of the eligibility guidelines for customer grants, specifically the last bullet under "Eligibility Guidelines"..

At a meeting of the Water Bureau held on March 2, 2026, it was:

VOTED: That the Water Bureau of The Metropolitan District recommends to the District Board approval of the following resolution:

RESOLVED: That the eligibility guidelines for the District's Customer Assistance Program, administered by Operation Fuel d/b/a Generation Power CT, be updated as follows:

QUALIFICATION GUIDELINES

Operation Fuel d/b/a Generation Power CT ("**Contractor**") will administer a water assistance program for MDC customers in member and non-member towns who need aid with meeting their water utility needs. This program will be for households **living earning** up to 75% of state median income, based on the verification standards defined by Operation Fuel d/b/a Generation Power CT. There will not be an assets test. The maximum grant amount will be **up to** \$400. When the District's program funding is expired, the Contractor will cease accepting new applications for assistance.

To qualify for water utility assistance, customers must have received an MDC shut-off notice, currently have no water utility service, **must** need assistance with making a required payment in order to prevent a water shut-off, or have a past due balance of 30 days or more.

Grant Amount

The maximum value of a once-per year customer grant is \$400 per household; The grant amount shall not exceed the total amount due on the customer's water account at the time of grant award.

***All final approvals will be made by Operation Fuel d/b/a Generation Power CT staff**

Eligibility Guidelines

- Assistance is not available to customers **with accounts** assigned to an attorney for collections.
- Customer must have made a total of 4 separate monthly payments of at least 50% of the current charges within the previous 12-month period to which the customer is applying. Customers without 4 separate monthly payments within 12 months, but who have made substantial payment(s) on their account within the past year, may be eligible for assistance subject to District review.
- Grant assistance is not available to tenants **of MDC property owners** with no exceptions.
- **Owners of multi-family residential buildings (duplex, triplex, etc.) are not eligible for grant assistance, with no exceptions.**

Documentation

- Applicant must provide water utility shut off notice or most recent MDC water utility bill that demonstrates a balance that is at least 30 days past due
- Applicant must provide MDC payment history to demonstrate payment eligibility guidelines. If unavailable to the applicant, this information may be provided by the District to expedite the grant award process
- Documentation of all household members **over the age of 21** with income (last 4 weeks of income), or an alternative acceptable to Operation Fuel d/b/a Generation Power CT including current CEAP (Connecticut Energy Assistance Program) and SSI (Supplemental Security Income) award letters.
- Applicant name must match the name on the MDC invoice.

Respectfully submitted,



John S. Mirtle
District Clerk

On motion made by Commissioner Pane and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

LICENSE AGREEMENT RE: 45 GRANBY STREET, HARTFORD

To: District Board

March 2, 2026

In 2014, the District entered into a license agreement with New Hope Christian Ministry (“Licensee”) to use 45 Granby Street for the purpose of parking. The license agreement was thereafter extended for five (5) additional years, until September 30, 2023, and amended to expand the permitted parking area. In May 2025, the District Board extended the term of the agreement for another five (5) years, up to and including May 15, 2030.

The District purchased the property known as 45 Granby Street, Hartford in 2010 for the Clean Water Project (“CWP”) but the property is not yet needed for construction activities and, according to the most recent CWP construction schedule, will not be needed during the term of the requested license renewal. If that changes, the license agreement can be promptly terminated upon notice to the Licensee.

The original Licensee, New Hope Christian Ministry, is no longer an active church and is now known as Centro De Jubilo El Olam. The current License Agreement does not allow for a transfer or assignment to successors.

It is RECOMMENDED that it be:

VOTED: That the District Board approve passage of the following resolution:

BE IT HEREBY

RESOLVED: Centro De Jubilo El Olam is hereby authorized to use a portion of 45 Granby Street for parking purposes, subject to proper execution of a renewed license agreement with such terms and conditions as required by District Counsel;

FURTHER

RESOLVED: That Scott Jellison, as Chief Executive Officer of The Metropolitan District, is authorized to execute and deliver the License Agreement on behalf of the Metropolitan District and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of the License Agreement.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

On motion made by Commissioner DiBella and duly seconded, the report was received and resolution adopted by unanimous vote of those present.

COLEBROOK REAL PROPERTY TAX APPEAL

District Counsel Stone provided a report on a Colebrook real property tax appeal, and asked permission to withdraw the appeal that was filed before the Colebrook Board of Assessment of Appeals.

Commissioner Vargas made a motion to approve the request, and the motion was duly seconded. The request was adopted by unanimous vote of those present.

OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

No one from the public appeared to be heard.

**COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE
AGENDA ITEMS**

There were no Commissioner requests for future agenda items.

ADJOURNMENT

The meeting was adjourned at 6:05 PM

ATTEST:

John S. Mirtle, Esq.
District Clerk

Date of Approval